

N. 112th & O Street Proposal

Applicant: Mike Eckert

Location: Land bounded by Holdrege Street, Waterford Estates Neighborhood, O Street and N. 112th St.

Current Future Land Use: Residential – Urban Density

Current Zoning: AG, Agriculture District

Current Growth Tier: Tier I, Priority C

Proposal Details:

- Change the growth tier for approximately 300 acres from Tier I, Priority C to B
- The land will be served by sewer in the near term with the planned extension of the Stevens Creek trunk sewer
- Land is contiguous to current city limits

Comprehensive Plan Specifications:

Drainage basin development (page 1.2):

Lincoln remains a unified community. The policies of a single public school district, drainage basin development, and provision of city utilities only within the city limits continue to be a positive influence and help shape the City for decades to come. These policies are sustained in order to preserve our ability to move forward as one community.

Wastewater Services (page 11.10):

In general, the wastewater collection system is a gravity flow system that is designed to accommodate urbanization of drainage basins. The existing system includes 14 lift stations to assist in pumping and conveying the wastewater in the collection system. The collection system currently serves 11 major drainage basins, with more than 1,020 miles of sanitary sewer pipes ranging in size from 8" to 90" in diameter. This system encourages orderly growth within the natural drainage basin boundaries.

Tier I, Priority B (page 12.7):

Areas designated for development in the first half of the planning period (to 2025) are generally contiguous to existing development and should be provided with basic infrastructure as they develop. Some of the infrastructure required for development may already be in place. Some infrastructure improvements may be made in the near term while others, such as road improvements that are generally more costly, may take longer to complete. In certain cases, areas in Priority B have special agreements that include some level of commitment to build future infrastructure. These areas move into Priority A upon approval of preliminary plans.

Tier I, Priority C (page 12.7):

The next areas for development, after 2025, are those which currently lack almost all infrastructure required to support urban development. In areas with this designation, the community will maintain present uses until urban development can commence. Infrastructure improvements to serve this area will not initially be included in the City's Capital Improvement Program (CIP), but will be actively planned for in the longer term capital improvement planning of the various city and county departments.

Guidelines for Amending Priority Areas (pages 12.7-12.8):

Infrastructure should generally be provided in different directional growth areas, depending upon limited financial resources and if there is development interest in the area.

The community should only approve development proposals that can be adequately served by the initial urban improvements such as electricity, water, sewer, pedestrian facilities and roads and by all urban improvements and services in the long term. Initially, roads may not be built to the full capacity; for example, rural asphalt roads may continue to be used for some period, or a two lane urban street may be built and later expanded to four lanes with turn lanes when conditions warrant. Public safety services and schools may be provided to an area by facilities that are more distant and new facilities phased in over time.

Staff Findings:

This area is currently within Tier I, Priority B and Priority C. Approximately 46 acres is currently in Tier I, Priority B and could be serviced more immediately through adjacent annexed areas to the west or north. The full request is roughly a half square mile, but approximately 115 acres is in the Stevens Creek floodplain or floodway and is not developable. This property is adjacent to the existing city limits (Waterford Estates) to the west and is adjacent to Sky Ranch Acres to the north. The primary future land use for this area is urban residential, but there is a large area designated as green space along Stevens Creek in the floodplain and floodway. A future bike trail would traverse this property north and south along Stevens Creek.

A portion of the property of approximately 46 acres along the west side is sewerable today and would be considered the first phase of development. Water service is available nearby to the west in Waterford Estates. The Stevens Creek Trunk Sewer currently terminates near Holdrege Street and is planned to be extended south along the west side of Stevens Creek in Year 2018/2019 of the proposed Capital Improvement Program. Sub-basin sewer mains would be installed in conjunction with the trunk sewer and would serve the land within this proposal through developer and city contributions when development plans are approved. Arterial street improvements will likely be a later piece of public infrastructure to be completed, based on availability of funding and priorities.

In general, the Stevens Creek basin is a large area of future growth for the city and is supported by the Comprehensive Plan for this purpose. There have been major public investments in creating and extending the Stevens Creek Trunk Sewer. Opportunities for development north of Holdrege have been somewhat limited, but south of Holdrege and south of O Street there are numerous large tracts of undeveloped land that could be opened up for future neighborhoods and services. The Stevens Creek basin will provide a significant area for new dwelling unit supply, diversity in land holdings, and new housing choices.

Recommendation:

Approve proposed change to Tier I, Priority B

Prepared by

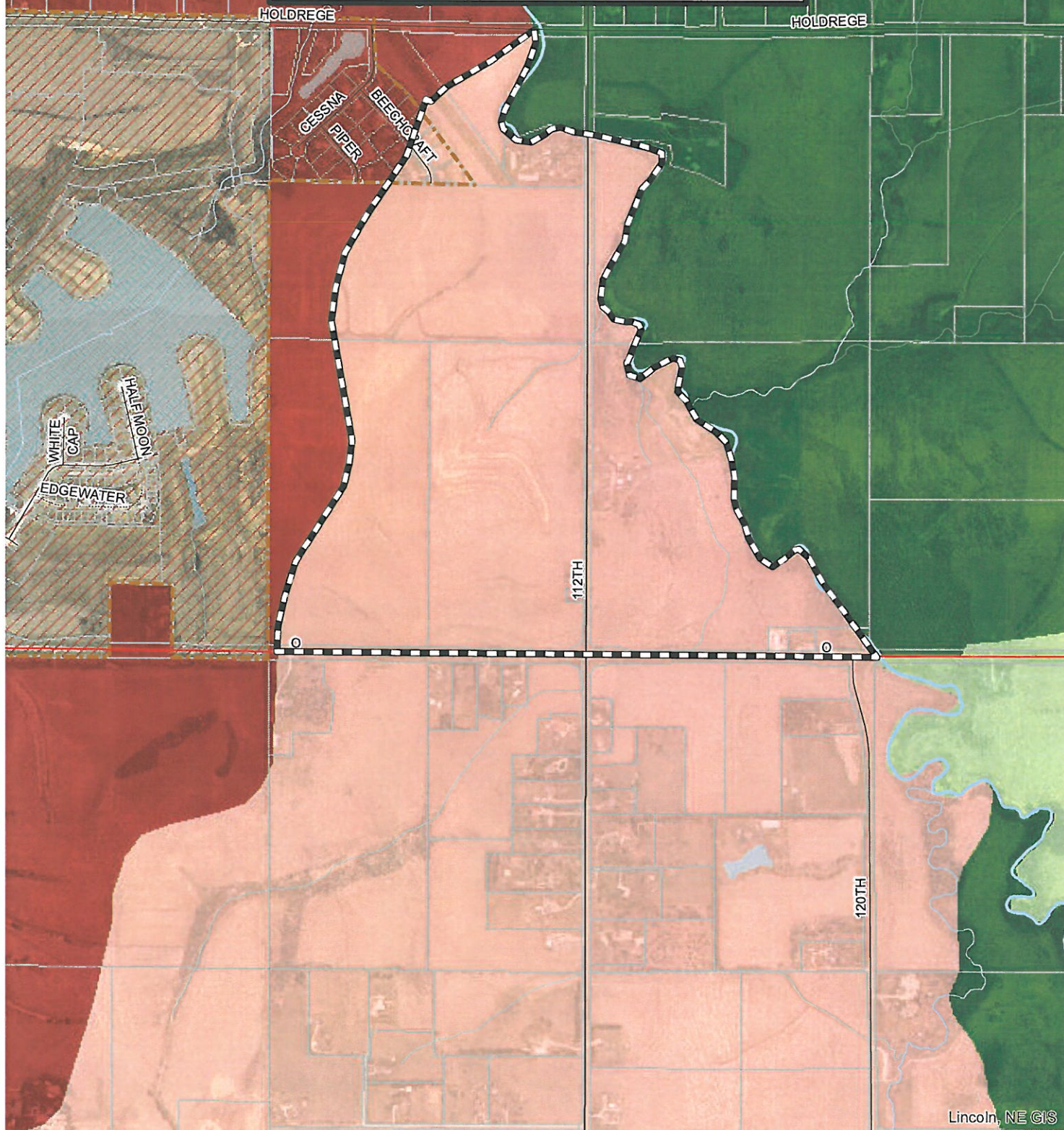
A handwritten signature in blue ink, reading "Brandon Garrett", is written over a horizontal line.

Brandon M. Garrett, AICP

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May 25, 2016

Proposed Change from Tier I, Priority C to Tier I, Priority B



N. 112TH ST & O ST PROPOSAL

- Project Area
- Lincoln City Limits
- Parcels
- Streams

- Major Streets and Highways
- Collector Streets
- Residential Streets
- Private Streets

Aerial Date: April 2013



0 125 250 500 750 1000 Feet

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